

**GP18-11: 2020 General Plan
Attachment 3 - 60-Day Agency Review Comments
January 22, 2020**

2020 Gilbert General plan Update - 60 Day Review Draft Online/Email Public Comments		
ID	Comment	Date Received
P1	<p>Catherine Lorbeer, Mayor Daniels, Members of the Gilbert Town Council,</p> <p>I am writing to follow up on my calls with Catherine Lorbeer at the Town Planning office. As a result of those calls, my understanding of the changes to land use planning in the draft 2020 General Plan were confirmed and I expressed my disappointment and objection to these changes. The specific changes of concern are the low density land use categories that are to be eliminated and the areas in those categories being moved to a higher density planning.</p> <p>The most egregious part of these changes, and that which most affects my family, is the neglect in recognizing and caring for the large, contiguous, unique pastoral communities commonly comprised of lots known as "horse properties". These communities allow residents to live within a larger community that shares the same commitment, investment, and appreciation for open spaces, gardens, orchards, large animals, and to live in a setting that evokes Gilbert's heritage as a rural community.</p> <p>My home is in the square mile block, from Lindsay to Gilbert, and Ray Road and William's Field Rd that today is entirely 1 DU/acre lots. These changes consign my neighborhood to a slow death as investors buy and split the larger lots creating a hodgepodge of mixed housing, and guarantees that my property, and dozens of neighbors will share views with a 13 acre subdivision with double the density of the entire square mile of the otherwise pastoral community. I have discussed this with my neighbors who share the disappointment and you will no doubt be hearing from them soon.</p> <p>But there are broader issues with the proposed changes that I know are vastly unpopular with Gilbert residents. The increased density will crowd our Town's roads and parking lots, place a strain on resources and facilities, and of course will result in the quality of life issues that arise from densely packed communities. The change also affects large areas of non-horse property subdivisions, pushing them into higher density as well.</p> <p>The plan as written will evoke strong opposition from a broad range of communities in Gilbert and risks not passing approval by voters. I find myself in the unfamiliar role of opposing such a plan were not doubt there are many important correct aspects to the plan, but these circumstances force me to act.</p> <p>I am launching an effort to inform residents of Gilbert about these changes and to motivate them to share their concerns with you during the draft review period. If necessary, this will be the start of an effort to organize the community in opposition to the plan in the August vote. You can learn more about this effort at the website: https://www.saveourgilbert.com</p> <p>To the Town Planner, I urge you to reconsider the plan as written; and in particular, take steps to preserve and protect the large continuous pastoral communities that are part of Gilbert's unique character. You explained to me that these changes were made merely to simplify the land use categories. It is mind boggling that such significant changes to our neighborhoods would be made for mere convenience.</p> <p>And with 60,000+ people per year moving to Arizona from California alone, these changes will do little to offset housing supply; and in exchange, permanently degrade the quality of life for all Gilbert residents and destroy our large pastoral neighborhoods. Quality over quantity should be the slogan of the 2020 General Plan.</p> <p>To the Mayor and Council I ask you to send back the 2020 General Plan back into draft should it go forward to the Council as written. You must know how deeply concerned your residents are with the overcrowding and the overdevelopment of Gilbert beyond densities supported by your voters. This plan is likely to evoke an unprecedented amount of anger.</p> <p>Thank you all for your service to our Town.</p>	11/3/2019
P2	Thank you!	10/25/2019

P3	Gilbert should put an immediate 3 - 5 year moratorium on new multi-family, apartment's and town houses until the tax base affect can be calculated...plus they are a total eye sore in Gilbert. I live in 85296 zip and there are 8 to 10 multi-family within a 3 mile square...awful for my land value. With the possibility of a commuter train from Tucson to Phoenix running through Gilbert, plans should be in the works on how to connect Northern AZ (Scottsdale, Tempe and others) with easy access to Gilbert for shopping, arts and recreation. Possible light rail and bus connections. Gilbert has boundaries so there is limited space. As a community we should expand its radius to other communities. Day trips to Gilbert from other towns and cities should be the norm not the exception in the future	10/7/2019
P4	This was one of the most carefully thought out and researched plans that I have read (and it took me all day, and I read the whole thing). I particularly liked how you incorporated the policies across all of the elements required by the state, instead of compartmentalizing them. I moved to Gilbert in 1996, and have loved the town since. The plans for the town seem all set to carry us into the next 10-20 years, and I look forward to Gilbert's continued growth.	10/7/2019
P5	Please do not go ahead with those neon signs, that is NOT Gilbert. The rest of the downtown / Heritage growth is at least keeping some of Gilbert's charm, but Neon signs? I live on Burk St close to Juniper, I cannot image that neon sign there. I am sure there are other options.	10/12/2019
P6	I love most all of what is in here. I am especially interested in the issue of accessibility. We live in the northwestern corner of the town and often use the Western Canal to walk or ride to the heritage district. At present, the train line just past Neely on the western canal is passable only by lifting a bike or stroller and walking across train lines. PLEASE include plans (on page 66) to address this issue. There are many users of the western canal and there would likely be more if the canal trail was safe and passable.	10/14/2019
P7	My biggest concern is with the constant speeding and subsequent major accidents that we experience in Gilbert on a weekly basis. A close second would be enforcing the speed limit and upgrading crosswalks so that it would be safer to cross the road. We have to do something to lessen the number of motorists that run red lights (both straight and left turns) and also come up with ideas that will help enforce motorists stopping while people, especially kids, are in the crosswalks. I fully support photo cameras, an infinite increase in the number of officers patrolling the streets, advanced designed crosswalks, and would be open to practically any other ideas including reducing the speed limit to 35 from 45 our major streets.	10/14/2019
P8	Reviewing this plan that will be the policy for Gilbert for the next 10-20 years, I was really disappointed that we are leaving internet access to third party providers. If you would just search on the GoGilbert Facebook page, you will see the dissatisfaction people have with COX or CENTURY LINK for internet. Not to mention the costs. I now pay for 1GB access 170.00 a month because I have to pay 50.00 for unlimited internet because I work from home, otherwise COX adds 80.00-100.00 a month on top of the 119.99 I pay just for internet. I think Gilbert will be missing a HUGE opportunity for growth and business not providing municipal internet like many other cities and towns that have done. https://muninetworks.org/communitymap . I know Gilbert also has some dark fiber they already have to begin this opportunity. Please do not rely on 5G wireless, again betting on someone else proving this essential need for those of us who rely on this service. So many people are more connected now a days and to turn that \$\$ to overpriced companies vs investing in our own town seems short sighted in my opinion.	10/14/2019
P9	Please review the traffic on Higley road. With the new park on queen creek , it is only getting worse. Left turn accidents are happening daily. People drive it like a freeway. One suggestion I have is to have left turns ONLY on the green arrow. No yielding green light turns. Additionally, please review the traffic for queen creek and soboba street, exiting coronado ranch. It's very dangerous in the morning and late afternoon. A death happened there this weekend. Thank you.	10/15/2019

P10	<p>On October 17, 2017, I have requested a detail map of the Heritage District Boundary proposed Land Use, which is list on page 34, Exhibit 2. Land Use Plan. The map that is referenced does not provide the reader the ability to see any of the proposed land use for the area. Catherine Lorbeer, Principal Planner, stated that she would provide a detail map of the area in question. To date, I have not received the information.</p> <p>The public should be able to read the proposed General Plan in order to comment on the proposed land use that will have an impact on their property values and livability. If an area on the map is to dense, the area should be called out on other page. Thank you</p>	10/22/2019
P11	<p>Creating a higher-density zoning will take away the community feel of Gilbert and increase traffic congestion and crime rates. Please don't take away the heart of what makes Gilbert a wonderful place to raise a family.</p>	11/4/2019
P12	<p>I heard that Gilbert is looking to increase it's housing density. This is such a bad idea! It is already ridiculously crowded on the freeway's to and from work. It takes me 40+ min to get to work, when after midnight it takes me 15 min. Parking at the malls and department stores is overly crowded. The infrastructure won't support extra population. Gilbert's population density is already on par with Chandler and Mesa. Don't overcrowd us!!!</p>	11/4/2019
P13	<p>I have lived in Gilbert since 2011 (Lindsay and Ray), having moved from Maricopa, where I lived for 7 years. I am originally from Long Island, New York, so I have experience living in congested areas.</p> <p>I am very upset with all the housing construction I see! Housing and apartment developments are springing up on every corner! The houses are crammed together. How are we going to deal with the congestion?</p> <p>This reminds of me of New York, where I had to decide whether it was worth going on the road at the certain times of the day or just wait until after rush hour. I can remember many a commute to work that was stressful because of the congestion and heaven help you if there was an accident!</p> <p>Why are you repeating the mistakes that were made back East and in California?</p> <p>My children are still in school, so for stability's sake, I want to keep them in our house until they graduate high school. I would love to stay in this house, but honestly, I will probably move out to the fringes of Maricopa county, where the population is smaller.</p>	11/4/2019
P14	<p>I am both angry and sad that you all have chosen to vote to make Gilbert a metropolis. The reason We bought a home here is because of the natural beauty and sweet homelike feel of this town. Now it is building and building and building high density homes and Gilbert is loosing it's charm. It will not remain "one of the kindest towns", "one of the safest towns", "one of the friendliest towns" and all the rest... Look how crime is blossoming here. Talk to our local neighbors and see how much has been going on here at night while we sleep! We are angry and disgusted at the recent changes. Every night we have theft and destruction in our neighborhoods and no one gets caught- we already don't have enough police , so now let's double the population and see how that works out. Gilbert is very nice, keep it that way. Stop following all the other big cities. Gilbert will be just like any other city, where people take no pride in the neighborhood, and it's dirty and has bad people around doing the things that we here only read about.</p>	11/4/2019
P15	<p>Hi, my concern was with the amount of apartments coming to the corner of williamsfield And recker. Impartiality the ones in front of bungalows At Cooley station. Are these apartments Or homes? Also will retail be on this side as well. Thank you in advance</p>	11/5/2019
P16	<p>Way too much development. Need more open space, large lots, farms, something! Don't go with the build lots of apartments until there is no more space to build on. Yuk!!</p>	11/5/2019

P17	<p>In regards to the plan in general. I love the growth of more commercial properties. Restaurants and shops will be great for the community. However, I, like many other Gilbert residents feel the over abundance of high density housing is not in the best interest of the town. In my neighborhood alone (Higley and Williamsfield) there are already 2 apartment structures going up with this plan stating one more is supposed to go up as well! It's too much! My main concern is overcrowding our schools. Putting all of this high density housing in one neighborhood is going to overcrowd schools which will in turn affect the classrooms. I urge you to please reconsider all of the apartments and opt for more parks or commercial space. Thank You.</p>	11/6/2019
P18	<p>I am a resident of Gilbert and I strongly disagree with the proposed 2020 general plan to increase the density of housing in Gilbert. Much of the charm and appeal of Gilbert is the small town feel, and the rural aspect of Gilbert. Putting high density housing in so much of the town will impact this character. It will also increase traffic and put a strain on our resources. It is vital the character of the town be maintained so that people want to continue to live here.</p> <p>If the plan remains as-is I will vote no when this comes up for a vote.</p> <p>Thank you.</p>	11/7/2019
P19	<p>It's been really sad to experience a huge increase in rents in our cute neighborhood Cooley Station that has driven out so many families in the last 3 years. It has negatively affected young families that are finishing school at Midwestern or just can't afford a huge hike in rent. It has been a true loss to the neighborhood. Affordability in Gilbert is unbelievably bad. The houses being built don't suit families needs or incomes. We are fast becoming a version of California due to the rapid influx. It's so sad. I've lived here since '98, lived through a housing crash, and wonder if we learned anything from it.</p>	11/8/2019

P20	<p>As a concerned citizen and mother of 3 children, I have had many discussions with my husband in regards to staying in Gilbert and more specifically, AZ. Due to climate change and the growth of AZ, AZ will not be sustainable if major changes are not made and soon. Here are the highlights that have been compiled that I specifically agree with in regards to the Gilbert 2020 General Plan Update. I encourage policy makers to not look at the bottom dollar anymore. Our children lives are at stake.</p> <p>11. Encourage the reduction of the Urban Heat effect: ...Urban building materials, such as concrete and asphalt, can absorb heat during the day and radiate it back at night....this lead to the formation of urban heat islands (UHI)...UHI's have a critical factor on energy consumption & air quality... As Gilbert continues to develop and redevelop, steps to mitigate the urban heat island effect, such as siting of increased landscapes, urban forestry, providing shade or application of "cool" surface building materials, will help to reduce temperatures in urban areas, reduce energy consumption, promote energy efficient practices, and improve health outcomes.</p> <p>12. Encourage substantial drought tolerant landscaping in public & private projects to maintain a heavily landscaped feel to the community while reducing the consumption of water.</p> <p>26. Encourage open and equitable public and neighborhood engagement when shaping community quality of life decisions.</p> <p>58. Promote strategies that create a healthy community by improving air quality: ... improve the health of Town residents and decrease air pollutants by managing the built environment, transportation systems, business practices, and household habits. This policy encourages initiatives that compliment regional and state policies that improve air quality and reduce emissions such as the use of new construction methods, enhanced public education, alternatively fueled vehicles or application of infrastructure and urban development that make walking, biking, and public transit viable modes of transportation.</p> <p>70. Support resiliency of all municipal services by identifying potential risks and planning ahead for solutions....The intent of this policy is to proactively plan for resiliency and adaptability when developing facility and operational plans for town services, in order to maximize the Town's ability to respond to predictable and unpredictable change. For example, planning for adapting to predictable change might include planning Town services for an aging population, climate change, or planning for replacement of aging water and sewer lines.</p> <p>73. Support sustainable energy practices by promoting energy conservation and alternative energy use and production. Reducing greenhouse gas emissions, sustaining healthy ecological systems and adapting to climate disruption are fundamental challenges facing communities today....This policy specifically supports the generation, transmission and use of a range of renewable energy sources such as solar and wind power; encourages new development and redevelopment projects to generate a portion of their energy needs through renewable sources...A renewed focus on education and local & regional partnerships is also encouraged to further support sustainable energy practices.</p> <p>76. Encourage the use of green building techniques in public & private development projects and establish Gilbert as a leader in green building.</p> <p>77. Encourage the purchase of fuel-efficient and alternate fuel Town vehicles: ...This can be achieved by encouraging the installation of alternative fueling stations and sites that are available for public and private vehicles, continue to expand the use and availability of alternate and low carbon fuels for Town vehicles and equipment as well as promote businesses, institutions and the public to buy and use clean and fuel-efficient cars.</p> <p>Implementation Actions (the following actions are included on PDF pages 78-83 of the Gilbert 2020 General Plan)</p> <p>Refer to OP-5: Protect our Natural Environment</p>	11/20/2019 13:28
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P21	<p>Thank you so much for your thoughtful 2020 plan. I particularly appreciate the Policies and Implementation Actions that address striving to maintain/improve air quality. I have noted more days with "moderate" or "unhealthy air quality for sensitive groups" in Gilbert and/or the Phoenix metro area. As you know, it is so important that we do everything we can to have healthy air as our population/vehicle count increases.</p> <p>Thank you for addressing this in policies 58 (page 114), 73, 76 and 77 (page 118). It is critical that we reduce emissions, opt for alternatively fueled vehicles, provide viable public transit, encourage the use of green building techniques (have you considered buildings pre-wired for electric vehicles and solar panels?) and encourage clean transportation.</p> <p>I also appreciate the Protect our Natural Environment Implementation Actions on page 158, in particular OP-5B, D, F, G, H, N, and O. I would like to see Gilbert develop its unique Climate Action Plan (OP-5.O - to promote and realize cuts in carbon emissions and improvement to air quality). Many of us would love to see leadership in this area!</p>	11/25/2019
P22	Please save Gilbert from small home and apartments. The city offers so much of a family owned town and we don't want the feeling of small streets and over crowded streets.	11/26/2019
P23	Please do not approve zoning changes that allow for increased density housing for Acre+ properties in Gilbert. Those proposed changes would effectively destroy the rural character of our Town and eliminate the special character the Gilbert possesses.	11/28/2019
P24	<p>I would focus significant resources in the Plan on Green Gilbert initiatives. Air quality, access to water (over the long term), trash/recycling, use of solar energy for public buildings, police and Town vehicles that are electric are particular areas of focus.</p> <p>Road repair is needed for the 40% of housing stock constructed between 1980 and 1999.</p> <p>What is the plan for 5G buildout? What better way to make Gilbert attractive for business.</p> <p>Congestion is also an issue. How can the Town potential congestion issues before build-out, especially with more multi-family housing? Just look at the huge MF housing at Greenfield and 60 in Mesa and elsewhere for examples of poor planning.</p> <p>Can we add traffic signals along the Eastern Canal and other trails to make it safer for bikers?</p> <p>Can Police be deployed to tag vehicles that speed on major thoroughfares?</p> <p>Can the Town alert its citizens to surveys by including a notification on utility bills or through other means?</p> <p>Thank you for your consideration.</p>	12/1/2019
P25	<p>I would like to formally register my dissatisfaction with plans to eliminate the two Residential zoning classifications in Gilbert's upcoming town plan, which will inevitable lead to even more high density housing. I am frustrated and concerned at the the number is high density/multi family units being currently built. I understand that there must be balance and I appreciate that we want to keep Gilbert affordable for families of all demographics, however, the increase in traffic congestion caused by the increased housing density in south Gilbert without a plan for remedy (or even an option for remedy) at this point is extremely frustrating. I can count 8 large apartment complexes that have been/are being built within a 3 mile radius of my home, in addition to 2-3 developments of new condo/row homes. The traffic around the shopping area on market between Pecos and Williamsfield, and the difficulty in even getting there from my neighborhood due to the traffic on Williamsfield and the elimination of the merge lanes means that more often than not, my shopping tax dollars already go to queen creek or Mesa rather than Gilbert. Please reconsider the plan for south Gilbert and bring the zoning back in to balance to keep Gilbert a wonderful place to live.</p> <p>Thank you.</p>	12/3/2019

P26	<p>In learning about the Town government's plan, it's obvious it was not well thought out, other than with the intention of raising a whole lot more tax money from high density housing. This is not sustainable, as it will also require more police, fire, road maintenance and construction, as all other town-provided services. That will put town finances into an upward spiral, leading to runaway costs and hence, taxes.</p> <p>This plan will also ruin the appeal Gilbert has had in years past by slowly eliminating the larger lots, and by allowing multiple residences to be packed onto those larger lots. Even without this plan in place, you've been approving building permits to do just that - against the existing zoning, and in my (absentee-owner) neighbor's case, against the objection of all adjacent neighbors. This will negatively affect property values in the rural-zoned areas for the current owners, who bought these properties with the knowledge they wouldn't have other neighbors packed in closely with each other. Further, when the town fought to annex as many of the county islands as possible (using arguably illegal tactics), the town promised to maintain the rural aspects of those neighborhoods.</p> <p>The town is clearly not acting in the town residents' best interest and will be breaking its promises to the existing property owners (read: voters). Similar things were happening a little over ten years ago under the direction of Mayor Berman and his town council. As you are well aware, he and his entire cadre on the council were voted out of office in the next two elections. I suspect this will happen again if you move forward with your 2020 plan.</p> <p>It must be stopped and thrown in the trash heap at once!</p>	12/5/19
P27	<p>Thanks for the opportunity to comment. I believe we are building too many apartments too quickly. I'm not happy with how it is changing the community and the feel of Gilbert as a town. I do not want to stop progress but I would like much less apartments approved in the future.</p>	12/5/19
P28	<p>In line with the spirit of Connectivity Chapter 4 that advocates safe means of transportation, is work ever going to be started on the pedestrian bridge over the railroad tracks at the canal near Neely (PR113)? The design was voted on well over a year ago and the link below still shows it being completed by the end of this year! Why is this taking so long, is anyone working on it?</p>	12/5/19
P29	<p>Gilbert will be losing its roots by increasing the density of residential land use. This will lead to more crime, traffic and congestion, and Gilbert will lose its sense of community. It will lose everything that makes it the special place to live, the place that my husband yI chose to call home 25 years ago.</p>	12/6/19
P30	<p>Thank you very much for drafting policies specific to Caring for the Environment and for Implementation Actions OP-5 to Protect our Natural Environment. Please undertake the creation of a Climate Action Plan (mentioned as a possibility in OP-5.0) to facilitate the Town of Gilbert in protecting the human health and environment of its residents and in making its fair contribution to combatting our global climate crisis.</p>	12/6/19

P31	<p>Hello, I looked at the plan but I don't find much substance in the document. There is a lot of content, but nothing that gives a clear picture. My concerns having recently moved here from central Virginia include air quality, population density, noise, and traffic. The air quality in our area is horrendous and it looks only to get worse. There is no easy public transit to get around the area. The traffic in regards to road capacity is overwhelmed. The roads simply cannot handle the volume. The traffic lights are too many in number. We're wasting time and gas by stopping every block in a lot of cases. The timing and number of lights is bad for traffic and the environment. The Mesa airport needs to relocate. It's too noise and dangerous to have so many small aircraft buzzing above these neighborhoods. It's a matter of time before one comes down and kills people. The impact to property values cannot be positive. The cow stink from the north side on 202 doesn't help either. Yes, we need jobs, but retail and restaurants are not family sustaining jobs and certainly won't buy someone a house in this area. The homes are overpriced. Please keep as much green space as possible, and keep adding trails for walking, running, biking, horse riding. I am spoiled coming from Northern Michigan and central Virginia, where the air is clean, water plentiful, roads clear, and housing affordable. If you want people to continue moving here, Gilbert needs to continue focus on being a quality place to live, versus the quantity of shops and restaurants that can be packed into a space. Thank you,</p>	12/6/19
P32	<p>In regards to the General Plan Update for the Town of Gilbert I want to emphasize how important the town's decision on Climate Control is to this near 50 year resident. Get on track and make our town a leader in supporting strong climate regulations to secure the future of our children and grandchildren. Be Strong.</p>	12/4/19
2020 General plan Update - 60 Day Review Draft Community Workshop Public Comments		
P33	<p>I like that the General Plan seeks to balance the needs/desires of current residents when new development takes place; you've identified growth areas and created a framework for that growth; the inter-city rail service has two stops/stations planned for Gilbert; and you have designated Val Vista Medical and Baseline Medical Growth Areas.</p> <p>I don't like that the Public Facility/Institutional Land Use includes hospitals. Hospitals while a public service are essentially a commercial or industrial enterprise. Hospitals built today include helicopter access or heliports on their sites. Hospitals should be in commercial or industrial land use areas only.; Policy 6, CM-1 and CM-4 the "context sensitive" transitions should include consideration of environmental impacts such as air quality, dust, smoke, noise vibration and other "quality of life" impacts; under SanTan Growth Area "Jobs and Services" the "health care facilities" should be medical offices, urgent care, mini clinics/pharmacies and NOT full size hospitals; the "Development Criteria" box in addition to the 660' notice for rezones in SGA, how about an online registry of residents that want notification of any development activity anywhere in this Growth Area; Environmental Issues" environmental air quality, dust, smoke, noise, vibration, etc should be required to be mitigated as well</p>	10/24/2019
P34	<p>I like that the plan considers housing that work for families starting out and older folks aging in place - affordable; addressing issues with surplus schools (especially charter schools) - shared space for social services, senior services, food pantry, doctor offices; supports pocket parks for areas; agriculture and having locally grown foods available; and grocery stores so no food deserts.</p>	10/24/2019

P35	<p>Thank you for all the work you have put into this detailed 2020 Plan for our community. Please consider electrifying the proposed passenger rail network. Use of electrical vehicles wherever possible. Partner with Tesla for service center in Gilbert and a super charger station on the 2020 corridor. Policy Summary 73, 76, and 77 (love these!)</p> <p>I don't like any and all new homes built that are not pre-wired for solar and storage; any developer who is not required to at least offer solar plus storage as an option for every new home built in Gilbert.</p> <p>What would be great to see, sustain efforts to bring businesses to Gilbert that are focused on sustainability (solar installers, sustainable building contractors); implementation of a climate action plan (see Tempe's efforts for reference)</p>	10/24/2019
P36	<p>Thank you for all the thoughtful planning that went into updating the General Plan. I love the emphasis on community, parks, trails, and clean air and health environment.</p> <p>Thank you for encouraging the reduction of the urban heat effect; promoting strategies to improve air quality; encouraging the purchase of fuel-efficient and alternate fuel Town vehicles, we would love to see electric vehicles in Town fleets; we would appreciate the Town working with Tesla to have a super charger installed in Gilbert; it would be great to see all new homes pre-wired for solar production via a building code; the Town has some great policies about decreasing air pollutants; has the Town calculated a greenhouse gas emissions inventory so that you can track improvement?; thank you for including OP-5 Protect our natural environment!; we are very encouraged by OP-5.0; we would appreciate Gilbert developing a Climate Action Plan!</p>	10/24/2019

**2020 General plan Update - 60 Day Review Draft
Public Agency Comments**

ID	Comment	Agency	Date Received
A1	<p>Our office received a notification of a 60-day review period for the Town of Gilbert's draft 2020 General Plan. Under Environmental Issues [on page 147], mention is made of Gilbert's concerns regarding "sites of archaeological, cultural or historic significance" being considered during development. Could you supply more details about what the process actually entails? Does it involve an archaeological survey and/or building inventory of the parcel[s] in question? The draft plan notes that "Mitigation measures must be translated into conditions of development approval." and I am interested in how these are implemented. If you wish to contact me by telephone, I can be reached at 602-542-7140.</p>	Arizona State Historic Preservation Office	10/16/2019
A2	<p>Thank you for your notice for the above-referenced development. ADOT is neutral on zoning matters. As such, ADOT has no comment.</p>	ADOT	10/10/2019
A3	<p>We have received the invitation to review and comment on the Gilbert's 2020 General Plan, and we thank you for the opportunity to comment.</p> <p>The only comment that we have is on page 93 - to replace the "Future Light Rail" designation on Arizona Avenue with "High Capacity Transit Corridor". Alternatively, a note/disclaimer could be added that states "Chandler's General Plan identifies Arizona Avenue as a High Capacity Transit Corridor and does not identify a specific mode for the corridor."</p> <p>Overall, the general plan looks great. Nice work!</p>	City of Chandler	10/11/2019

A4	<p>Just wanted you to know that Phoenix is promoting Gilbert's General Plan effort on our economic development website, "The Economy Update." https://www.phoenix.gov/econdev/inthenews/672</p> <p>Phoenix considers general plans important for promoting the overall Phoenix area economy. Our news site has no city limits. We've also featured Gilbert locates and wins.</p>	City of Phoenix	10/15/2019
A5	<p>Thank you Catherine for this update and all of your work, and that of the Planning Department regarding the Town's General Plan.</p> <p>We will share the draft Plan with our membership who live or work in Gilbert.</p> <p>Thanks again and let me know if we can be of any assistance.</p>	SouthEast Valley Regional Association of Realtors	10/8/2019
A6	<p>Catherine, we received your notice of the General Plan update in our office. I wanted to let you know that I should be your contact for GP updates and amendments. I believe the letter we received was addressed to Jami Garrison, who no longer works on those.</p> <p>Thanks</p>	MAG	10/15/2019
A7	<p>Catherine, Thank you for the opportunity to review the 2020 Gilbert General Plan. The Clerk of the Board forwarded this to Maricopa County Air Quality Department to review the relevant sections. Johanna Kuspert and I have some suggestions to the Air Quality paragraph on pg. 58 and a few other items to think about. If you have any questions or need clarification to please contact us.</p> <p>Page 58: Air Quality</p> <p>Healthy, breathable air is a regional resource, thus maintaining air quality is a responsibility shared by each of the local jurisdictions within Maricopa County. In addition, with the passage of the Clean Air Act, the U.S. Environmental Protection Agency (EPA) set standards for limiting specific air pollutants. Based on these standards, the State is under federal mandate to reduce particulate pollution by 5% per year until attainment (i.e. compliance) has been reached. <u>The U.S. Environmental Protection Agency (EPA) has developed air quality standards for six criteria air pollutants. Two of the pollutants, particulate matter (PM) and ozone, are a concern for the region. Vehicles traveling on unpaved roads and residents burning wood in fireplaces and outdoor firepits create PM. Exhaust from cars is the most significant contributor to ozone. Meeting present and future air quality mandates</u> <u>standards</u> requires Gilbert to share in the responsibility of monitoring and participating in regional solutions. Such solutions include enhanced public transportation, improved and expanded opportunities for alternative transportation modes, infrastructure that supports telecommuting and green energy use.</p> <p>Also we observed that there are a number of references to increasing tree coverage and the social and environmental impacts of this. As we agree that trees are a great way to increase shade and help with the heat island effect we encourage the use of trees that are low VOC as well as many other concerns that a desert city has for trees. The Air Quality Department has compiled information about different trees and their characteristics. This information is publically available at cleanairmakemore.com to assist in the choosing of trees.</p> <p><u>Comprehensive list</u></p> <p><u>Flyer</u></p>	Maricopa County Air Quality Department	12/4/2019

	Thank you for keeping air quality in the long term plans for Gilbert. When we work together we will be better able to keep the air clean for our citizens.		
A8	<p>Dear Ms. Lorbeer:</p> <p>Thank you for the opportunity to review the Gilbert 2020 General Plan. The Technical Review Committee has reviewed the draft document and have provided the following comments, thoughts, and questions.</p> <ul style="list-style-type: none"> • The layout, design, organization, graphics, and interactive nature of the plan is outstanding; it makes the plan easy to read and easy to understand. Great job! • The “where to find more” and “spot light” sections are great additions. • The use of the interactive buttons for policies is great; it’s fun, easy to use and it saves space. • The continuation of policies across goals as highlighted by the policy summary and matrix is a creative method to emphasize their interconnectedness. • The character area section was really well done • Did the minimum acreage requirements for major general plan amendments increase from the previous plan? • Is does not appear that the land use map has any areas designated for Residential >25 – 50 du/acre. Is that correct? <p>We appreciate the opportunity to review and provide comments. If you have any questions regarding this letter, please contact me at 480-358-3020 or via email at sarah.clark@queencreek.org</p>	Town of Queen Creek	12/5/19
A9	<p>Hi Catherine, On behalf of the Arizona Game and Fish Department (Department), thank you for the opportunity to review and comment on the draft 2020 Gilbert General Plan. We understand that this document is to be used as a policy guide to the town of Gilbert (Town) for future land use, public services, infrastructure, and resource management. The Department welcomes any opportunity for continued involvement in developing this and other plans for the Town. We provide the following comments (attached) for your consideration. Feel free to contact me at your convenience should you have any questions.</p> <p>Regards,</p> <p>Heading Page Comments</p> <p>Build-Out and Development Patterns (p 23)</p> <p>Land Use Distribution. With an anticipated reduction in "open space", from 9% in 2016 to 5% in 2020, the Department requests clarification as to what types of open space are being lost. Habitat patch sizes as well as habitat patch connectivity within urbanized environments are issues of particular concern to the Department. Loss or fragmentation of existing native habitat should be avoided to the extent possible.</p> <p>Community Goals (p 26)</p> <p>Goal CM-1. The Department recommends inclusion of native habitat creation, enhancement, and preservation within a balanced land use framework. Open spaces should be correlated with identified wildlife linkages and corridors and protected from high growth areas and/or activity centers to ensure their permeability and functionality into the future.</p> <p>Community Goals (p 28)</p> <p>Goal CM-3 (Policy #15). The Department encourages the integration of recreation and wildlife habitat opportunities within parks and open spaces. In addition, we support opportunities for enhanced public engagement in the outdoors such as the community fishing lake at the Riparian Preserve, which is managed in a partnership between the Town and the Department.</p>	Arizona Game and Fish Department	12/5/19

	<p>Community Goals (p 32) Goal CM-7. The Department encourages the promotion and enhancement of outdoor recreation opportunities.</p> <p>Land Use Framework (p 34) The land use classification map on p.34 provides a relatively coarse-scale interpretation of land uses. Within each classification, it is important to acknowledge the finer-scale opportunities for open space and habitat functionality that may exist or be created. For example, flood retention basins in residential areas may have the potential to provide enhanced habitat functions by incorporating vegetation that improves water quality (bioremediation) and/or provides food sources for pollinator species.</p> <p>Opportunity Goals (p 72) Goal OP-5. The Department recognizes the Town's achievements toward protecting the natural environment and is available to provide input/technical assistance to further this goal. To that end, a Town policy that encourages native landscaping and habitat enhancements throughout the built environment would be beneficial in supporting this goal.</p>		
A10	See Following pages for complete comments	Arizona Alliance for Livable Communities	12/6/19

ARIZONA ALLIANCE FOR LIVABLE COMMUNITIES

GILBERT GENERAL PLAN UPDATE COMMENTS

General Comments -

In addition to the comments in the 2 files listed above, the following comments are AALC general comments.

1. General Plan Format & Content - The General Plan is well formatted and easy for the reader to navigate. The direct access via the table of contents to the various sections of the plan document was helpful and accessing the Policy Intent by clicking on the Policy number was extremely helpful.

It's great to see that there is a broad Health and Wellness Goal within the Opportunity Section that includes a comprehensive list of policies that support improving various social determinants of health.

2. Public Outreach & Public Participation - It appears that involving the public in the process was as difficult in Gilbert as it has been in almost every municipality where we have reviewed a general plan. As noted in the document, there are approximately 246,000 residents in Gilbert and the number of residents participating in the process is a low percentage of the total.

We noted that three of the AALC general plan reviewers are residents of Gilbert who are well informed and involved in their neighborhoods and in community activities. None of them had received information about the update process and as a result had not participated in the public input process.

3. Trends & Influences Section- AALC recommends that a percentage breakdown and a graphic be included that provides an overview of the population by ethnicity and presents the real world picture of the diversity of Gilbert residents.

4. Agricultural Heritage - Although there are references to the agricultural heritage of Gilbert, references in the goals and policies are minimal. We had hoped there would be more discussion of future opportunities for production of local food and guidance as to how Gilbert will address those opportunities.

5. Housing Affordability - While the General Plan includes policies that support more high quality housing that can accommodate a variety of different populations and that is at different price points, there is no specific mention of providing permanent affordable housing. Permanently affordable housing will likely be a high demand housing option for aging Gilbert residents.

GENERAL PLAN SECTIONS	ARIZONA ALLIANCE FOR LIVABLE COMMUNITIES: COMMENTS
INTRODUCTION	Pg 6: I appreciate the shift to a systems approach for developing this plan. I also appreciate how they have titled each chapter and focus. Good interactivity of document (such as clicking on policy numbers for expanded policy descriptions). Would love to see other communities utilize this approach.
	Pg 8: The “how to use the document” graphic might be helpful to see when the reader begins to read the actual policies later on in the document. The numbering can be confusing and also policies are repeated.
	Pg 13: I like the historical timeline. I appreciate seeing when all of the plans were developed as I didn’t know the bike/ped plan was done in 2005. Noted as missing from the timeline is any effort to plan for or specifically address ag land preservation which is part of the history of Gilbert. Probably addressed in land development code, but not specifically prioritized. Pg. 11 - Would like to have seen some more history about agriculture mentioned
	Pg 16: Despite the PIP, GPAG, campaign, and social media many of us engaged Gilbert residents were still unaware of this general plan efforts and opportunities to engage. While the City of Gilbert platform is well done many don’t regularly go to the city website. For example, there were only 1200 unique users of the online engagement on the website (pg. 18). Perhaps consider using neighborhood app-based platforms such as Nextdoor. Also reaching out to community agencies to get the word out might be a good idea. Boosted Facebook ads may also expand online reach.
SECTION 2 - COMMUNITY	Pg 21: Excellent goals for the community chapter
	Pg. 22 – This page discussed growth in population and touches on the aging population, but lacks information about Gilbert’s demographics. What is the racial/ethnic makeup of Gilbert? Later on the plan includes a goal to bring people together, yet it’s difficult to determine who the population really is.
	Pg 23: Land use distribution comparison figures are concerning. Ag land use was completely missing from 2012 Gilbert General Plan in comparison to MAG figure. No mention of ag land preservation. Perhaps there is a way to continue to develop while still maintaining some ag land use.
	Pg 24: Although housing at various price points is mentioned, no mention of mixed-use or affordable housing. Would be nice to see affordable housing options especially for seniors that desire to age in place and remain in Gilbert.
	Pg 26 and 28 and 30: Goal CM-1, CM-3, CM-5: Good inclusion of mixed-use, but no ag land preservation. Good policy support of connection via bike/ped routes and trails.
	Pg. 23- 24: Good recognition of future shift to infill and redevelopment with land changes. Mention need for to keep housing for diverse workforce and rental

GENERAL PLAN SECTIONS	ARIZONA ALLIANCE FOR LIVABLE COMMUNITIES: COMMENTS
	demands for single adults and seniors. However, need to name affordable housing specifically if this is truly the intent.
	Pg. 26:CM-1 policy 4: Promote mixed-used development. Remove within appropriate land use classifications. This is redundant and minimized the good intent of mixed use development. CM-2: policy 11 Mention of urban heat island is great. Is there priority areas? How will this be included in area plans? CM-2: Seems like a good place to mention agriculture history in the sense of place. Policy recommendation: Preserve suitable land areas for agricultural and associated uses
	Pg 27: Goal CM-2: Good inclusion to reduce urban heat island effect (policy 11) and drought tolerant landscaping (policy 12)
	Pg 28: CM-3, Policy 15: Add inclusion of “all abilities” as well not just ages. Parks need to be designed with mindfulness for individuals with special health care needs as well.
	Pg. 28: CM-3 mention agritopia as gathering space. Highlight farmers market as part of heritage district. Need to connect food spaces to community in a broader policy statement. CM - 4: Encourage equitable development to address displacement and gentrification
	Pg 31: CM-6: Lacking ag preservation as part of history
	Pg 31: CM-6 Agriculture is a deep part of history and employment: Preserve farming as the economic base of the community.
	Pg 32: CM-7: Excellent goal to address social isolation and to ensure more social connectivity. Don’t see this in many other communities. It’s important to also consider that Maricopa County is becoming more and more diverse and that Gilbert should also make specific efforts to become more welcoming of diverse cultures and ethnicities as it continues to grow and change. The demographics in terms of race and ethnicity were not mentioned earlier in the plan, so it’s hard to get a sense of the ethnic breakdown, but this should be a value of the community moving forward.
	Pg 34: Once again ag land completely absent in exhibit 2.
	Pg 47: Talk about the historic ag roots in the Santan character area. Talk about blending farming with housing but do not see any farming related policies in the document to preserve farm land
	Overall for this section: good inclusion of health, food, bike, and ped.

GENERAL PLAN SECTIONS	ARIZONA ALLIANCE FOR LIVABLE COMMUNITIES: COMMENTS
SECTION 3 - OPPORTUNITY	Pg 68: Goal OP-2 Promoting health and wellness great and inclusion of policy 56 establishing equitable access to healthy food sources - but how? How will this be reflected in budget priorities?
	Pg. 56 - The health community has shifted away from analyzing communities by overweight and obesity so as not to stigmatize people based on weight. Perhaps include another map with another health measure? Fruit and vegetable intake can also be found through the 500 cities data available through Policy map
	Pg. 55 - Narrative under the safety section mentions that Gilbert residents are healthy overall but that special attention should be paid to smaller segments of the population that are experiencing challenges that diminish quality of life. But who is this smaller segment of the population? And what needs do they have that the town can focus on?
	Pg. 56 - Water Conservation - Could some of the reclaimed water be utilized for some agricultural purposes? Fruit trees, etc.
	Pg. 64 - Solid Waste - Great to see a continued commitment to recycling despite potential threats. Any more details that could be shared about the town's composting bin effort? Any plans to expand composting to support local agriculture efforts, pick up compost, etc.?
	Pg. 66 - Policy 2 talks about encouraging housing options that accommodate various income levels. The policy intent mentions including housing options at various price points, but would it be possible to mention affordable housing specifically?
	Pg. 66 - Policy 40 discusses a sustainable workforce which has a variety of skill sets. Could the policy intent specifically mention support for agricultural workforce that celebrates and continues the history of agriculture in the town?
	Pg. 67 - Policy 43 mentions support for small businesses. Could the policy intent include the need for partnerships with entities that provide loans and other resources specifically for women and minority owned businesses?
	Pg. 67 - Policy 67 - Again, could the policy intent perhaps mention that wastewater or reclaimed water be used partially to support appropriate local agriculture uses.
	Pgs 68-69 - Great to see this Goal to promote health and wellness. Even better to see that the policies are very comprehensive and cover many of the social determinants of health including engaging and well designed built environments, active transportation infrastructure, open space, shared use of school district owned properties/facilities, social connections between residents, access to healthy food, access to physical/mental health care to promote health equity, air quality, prevention over criminalization, etc. Fantastic! In order for the policies to be effective in addressing real issues and advancing health and wellness, it is import to consider, moving forward, who the populations are that are most at risk within the community and to focus efforts in advancing health equity.

GENERAL PLAN SECTIONS	ARIZONA ALLIANCE FOR LIVABLE COMMUNITIES: COMMENTS
	<p>One improvement would be will Policy 33. The policy intent mentions that the town would like to “maintain” an accessible transportation system. I would like to see an attitude of continuing to grow, expand, advance the transportation system to be even more supportive of multi-model options. Gilbert is still very car centric overall.</p> <p>Pg. 69 - It would be nice to work with the town to determine what healthy food sources are. We would love to see more local, community-based food sources which promote sustainability, environmental health and economic health. This could potentially be addressed in the action steps.</p> <p>Pg. 70 - Goal 32 on designing safe roadways - Would love to see the policy intent mention the importance of learning from cities that have adopted vision zero policies/programs to advance safe systems approaches that work to enhance safety for drivers, walkers, bicyclists alike</p> <p>Pg. 72 - Goal 11 - great to see a policy about reducing urban heat island effect. Possible to use stronger language rather than encourage? Also, the policy intent mentions that older and younger populations are most at risk. How will the town prioritize efforts to reduce urban heat island moving forward? It would be effective to partner with ASU and health organizations that are researching and monitoring these issues to determine where intervention would make the most impact.</p>
SECTION 4 - CONNECTIVITY	<p>Overall comments: Good promotion of multi-modal needs and Gilbert already does many elements of multi-modal transport well for which they should be justly recognized. They point to their well developed bike network; the need to expand transit (especially as the average Gilbert resident ages), close gaps in the bike network, and improve the pedestrian “realm”; and that doing all this will improve the quality of life for Gilbert residents (page 84). YAY!</p> <p>However, they state goals to minimize traffic through neighborhoods while minimizing congestion on collector and arterial streets, and that mitigation of traffic was highly important (page 82). RECOMMEND: Minimizing traffic through neighborhoods may only result in increased traffic on collector or arterial streets. Designing neighborhood streets with strong traffic speed controls and promoting some thru-traffic will reduce the demand on arterial streets while maintaining safe neighborhood streets.</p> <p>“Gilbert has one of the region’s largest bicycle lane networks, with almost all of the arterial road segments containing bicycle lanes” (page 84). Yet their own “Balanced Roadway Network” describes Arterial Roads as “... high capacity roadways that carry large volumes of traffic between areas of high residential density, employment, retail and commercial land uses. Arterial streets provide limited direct access to abutting land uses” (page 82). Also, “Gilbert’s off-street bicycle network is not as robust as many of the similar-sized cities in the region and does not have as many protected or grade separated bicycle crossings at major roads” (page 84). There is no discussion to increase protected bike lanes and only a short-term sub-goal CN-3.c to “Provide enhanced/protected crossings for non-vehicular modes of transportation</p>

GENERAL PLAN SECTIONS	ARIZONA ALLIANCE FOR LIVABLE COMMUNITIES: COMMENTS
	<p>at locations where modes intersect (page 160). RECOMMEND THAT ONLY PROTECTED BIKE LANES BE THE STANDARD ON ALL ARTERIAL ROADS.</p> <p>They acknowledge that “Sidewalks are present on most road segments, as are sidewalk ramps that accommodate those with disabilities at most intersections. Most sidewalks along major roads in Gilbert are at least five feet wide and many of them have a buffer or planter strip separating them from the road. Shade coverage is infrequent on most sidewalks, which discourages pedestrian travel during the warm summer months” (page 90). Gilbert is a Tree City USA (page 58). Shade is discussed in the context of urban heat island and environmental issues (pages 58, 104, 134, etc.), but there was no pedestrian/sidewalk specific shade/tree goals (excepted in specific developments or character areas). RECOMMEND that shade trees be planted and maintained along sidewalks, especially in lower income neighborhoods.</p> <p>Sub-goal CN-2.c states “When intersections are improved and/or widened, build transit pullouts for both existing and future transit routes, as appropriate” (page 160). RECOMMEND removing this. Bus pullouts are made for cars, and they increase the variance on transit schedules, which reduces transit use.</p> <p>Finally, there is little discussion regarding transportation equity. I get it that Gilbert is more affluent and they acknowledge that there will be a growing population of households with lower incomes (page 84) but no follow up equity goals related to transportation. Note that there is only one or two census tracts in the northwest portion of the city that are SNAP-Ed eligible (an acknowledgement of Gilbert’s relative affluence).</p> <p>Pg. 90 - Appreciate that this section on Connectivity framework mentions that as Gilbert continues to grow, it will need to transition from its car centric culture to make it easier to choose other modes including public and active transportation, and that these alternative modes help to promote economic, environmental and resident health. To really make this kind of a shift, Gilbert will need to continue to innovate. It is great to see that most arterials have bicycle lanes and sidewalks, but new ideas for on-street facilities including buffered and protected bicycle lanes will need to be implemented. Off-street networks such as trails and paths will need to become even more comfortable through increased shade, seating, arts and culture, and other amenities. Also would be good to look at restrictions on car parking and more infrastructure to support bicycling like racks, repair stations etc., especially in destination areas.</p>
ELEMENTS AND POLICIES	<p>Pg. 96: GENERAL PLAN ELEMENTS BY GOAL</p> <p>These are not all elements as identified in the State Statute. Clarify which elements are required by state statute, list all of the required element and identify with an asterisk. The Gilbert elements are great but also need to be clearly identified as NOT being required by state statute. Gilbert has chosen to add elements which is allowed (and a great idea), but the basic elements as identified in ARS Title 9 – must be included and clearly identified.</p>

GENERAL PLAN SECTIONS	ARIZONA ALLIANCE FOR LIVABLE COMMUNITIES: COMMENTS
	<p>Examples:</p> <ul style="list-style-type: none"> • There is no Land Use & Growth Areas Element. These is a Land Use Element and a Growth Areas Element. • Transportation & Circulation Element – There is no Transportation Element; there is a Circulation Element and a Bicycle Element. • Parks, Open Space and Recreation Element – There is a Parks & Recreation Element; and there is an Open Space Element • No Safety & Resiliency Element – There is a Safety Element, but no Resiliency Element • No Health & Wellness Element (we wish this element was required!) • No Community Design Element • No Arts & Culture Element
	<p><u>Pg. 102: POLICY SUMMARY</u></p> <p>Good Format that should make sense to the reader. Linking the policies to the appropriate goals is critical but needs a bit more explanation of how the system works, e.g., define the abbreviations for the reader – CM, OP, and so on.</p> <p>The Policy Summary does not include the policies from the Character Areas. Why not?</p> <p>Minimal references in the policies relating to agriculture and food topics.</p> <ul style="list-style-type: none"> • Food Policies Policy 21 – Cultural heritage Policy 56 – Equitable access & healthy food resources • Agriculture Policy Policy 56 • Agricultural Policy Policy 21 Policy 56 • Community Garden; Farmers Market Policies Policy56 • Urban Agriculture Policy Discussed in Gateway Character Area; No policies identified
	Pg 100 - #56 should be cross-cutting in all elements
	Many policy related recommendation were mentioned in the above sections.

GENERAL PLAN SECTIONS	ARIZONA ALLIANCE FOR LIVABLE COMMUNITIES: COMMENTS
CHARACTER AREAS	<p><u>Pg. 120 - Heritage District</u></p> <p>The Heritage District Design Guidelines are referenced in the General Plan. The Design Guidelines are detailed and provides Town staff control of the design of the physical environment in the Heritage District. The Design Guidelines apply to both development on private development as well as development such as the streets and open space areas including a focus on the pedestrian environment. The Heritage District Design Guidelines do a good job addressing the pedestrian environment and ensuring that pedestrian amenities are provided.</p> <p>However, the Design Guidelines do not specifically address the bicycle environment which has the potential to serve a growing user group who may be willing, depending on the time of year, to cycle to the restaurants and retail uses in downtown Gilbert.</p>
	<p>General Plan Comments:</p> <p>Discuss the opportunity for active transportation in the Heritage District, particularly in the context of these 2 areas of discussion:</p> <ol style="list-style-type: none"> 1. The Heritage District serves as a major destination for both residents of Gilbert as well as individuals from neighboring communities and visitors to the Phoenix metro area. Recommend a broader focus for attracting and encouraging pedestrians and bicyclists to access the Heritage District. 2. With the existing focus on the pedestrian environment, encourage walking (strolling) as a major activity in the Heritage District. People identify with spaces where they can walk – and bike – comfortably.
	<p>Heritage District Redevelopment Plan</p> <p>The Redevelopment Plan references three Transportation Strategic Steps. These three strategic steps support an active transportation system and should be emphasized in the General Plan</p> <ul style="list-style-type: none"> • Improve auto circulation and District access. Ensure that efficient automobile ingress, egress, and capacity will accommodate anticipated District growth. • Improve pedestrian and bicycle access through the District. Ensure that barriers are mitigated and low-stress routes parallel to auto-dominated roads are available. • Provide a high quality commuter rail station and transit center. The design should reflect the character of the District and ensure that the transit center is integrated into the surrounding land uses in order to create an inviting mixed use environment.
	<p>Suggested Comments/Recommendations</p> <ol style="list-style-type: none"> 1. Discuss Active Transportation and the positive approach represented in the Heritage District Guidelines, specifically for the pedestrian environment. However, there is a need to provide more detail regarding the bicycle environment. 2. Suggest that the pedestrian environment – and eventually the bicycle environment – that exists today in the Heritage District be extended along Gilbert Road to the north and to the south. To the north extend the Heritage District pedestrian guidelines to Baseline Road. Baseline & Gilbert Roads intersection is the primary northern gateway to Gilbert and the Historic District. South of the Heritage District is the Town Hall at Gilbert Road and Warner Road. Over time, development

GENERAL PLAN SECTIONS	ARIZONA ALLIANCE FOR LIVABLE COMMUNITIES: COMMENTS
	<p>of a walkable pedestrian environment could connect the Heritage District with the Town Hall area.</p> <p>3. Historic District has become a destination for foodies. Discuss the district contributes to residents accessing healthy food.</p>
	<p><u>Pg. 125: - Gateway Character Area</u> Question – Why is the policy format not consistent with the goals/policies format used for other sections of the general plan.</p> <p>Include a map that depicts the Gateway Character Area and the key components, i.e., village center; ASU; Phx-Mesa Gateway Airport; other critical areas. Urban agriculture is mentioned 3 times in the General Plan. Two times, it's the same statement regarding the Gateway Character Area "It also affords an opportunity for small-scale urban agriculture." And the 3rd time is in the discussion of the Gateway Purpose. Walkability/bikeability identified in Village Center - Policy 9.</p> <ul style="list-style-type: none"> • Focus on active transportation including multi-use trails. • No policies regarding the incorporation of agricultural uses.
	<p><u>Pg. 135: Morrison Ranch Character Area</u> Specifically identifies the policies. Not consistent with either the format of Gateway or San Tan Character Areas. Cultural Heritage Policies</p> <ol style="list-style-type: none"> 1. Include historic and cultural elements from the Morrison Family heritage such as farm machinery. 2. Include historic and cultural elements from the Town of Gilbert such as items from the Gilbert Historical Society. 3. Create a physical character that recalls the rural farming heritage. 4. Create landscape elements that recall the valley's agricultural environment.
	<p><u>Pg. 138: San Tan Character Area</u> Reference to agricultural uses The people of the Santan Character Area envision the area as a combination of rural and suburban neighborhoods that enjoy the natural environment including wildlife and small-scale agricultural activities. Policies focus on agriculture, small farming. San Tan Character Area – 2 of the best goals in the document relating to healthy communities GOAL 1.0 Value our Sonoran and rural agricultural roots.</p> <ul style="list-style-type: none"> • SCA.1.8 Encourage development of agribusiness and support existing agricultural uses. • SCA.1.9 Support residential development that allows agricultural activities. • SCA.1.10 Promote new development that is compatible with noncommercial or small scale agriculture. <p>GOAL 5.0 Provide leisure and cultural opportunities that enhance a healthy lifestyle. Focused policies responding to the goal.</p>

GENERAL PLAN SECTIONS	ARIZONA ALLIANCE FOR LIVABLE COMMUNITIES: COMMENTS
	Pg 144: Goal 1.0 excellent! SCA should be highlighted as the only community that includes value of Sonoran and rural agricultural roots with all SCA 1.1 - 1.10 being excellent policies for other communities to replicate.
	Pg 145: Goal 5.0 excellent and all elements examples to highlight and replicate.
PLAN FOR ACTION	<p><u>Pg. 150: IMPLEMENTATION ACTIONS</u></p> <p>Clear, concise format but many of the action steps are not specific and need to be rewritten.</p> <p>Examples:</p> <p>As written –</p> <p>“CM-1A: Maintain the currency of the Land Use Map through periodic reevaluation and revision of the map and/or associated land use classifications based on analysis of growth, development needs and trends and specific area studies.” (currency?)</p> <p>Rewritten as action step –</p> <p>CM-1A: On an annual basis, review and as needed, revise the Land Use Map...</p>
	<p>As written -</p> <p>“CM-1.B: As necessary, undertake detailed plans or plan updates for specific growth and character areas to address their unique and evolving needs.”</p> <p>Rewritten as action step –</p> <p>CM-1.B: In conjunction with the annual review of the land use map, undertake...</p>
	<p>As written -</p> <p>“Encourage building and street designs that respect the built natural, historic, and cultural characteristics of Gilbert’s activity centers, corridors, and residential pattern areas and avoids discordant, clashing visual themes.”</p> <p>Rewritten as an action step -</p> <p>Amend Section ____ of the Land Development Code (LDC) to require building and streets designs that respect the built natural, historic, and cultural characteristics of Gilbert’s activity centers, corridors, and residential pattern areas and avoids discordant, clashing visual themes.</p>
	<p>Many of the Action Steps are policies.</p> <p>Example of action steps that should be policies in the General Plan</p> <p>“OP-2.M: Adopt an urban agricultural policy that supports the use of vacant or underutilized property suitable for community gardens and urban farming, with special focus in the Santan Character Area. “</p> <p>“OP-2.N: Promote efforts and activities such as farmers markets that increase the distribution of affordable, fresh foods in Gilbert, focusing in neighborhoods designated as food deserts by the United States Department of Agriculture Economic Research Center definition and mapped by the Arizona Department of Health Services.” (shorten this)</p>

GENERAL PLAN SECTIONS	ARIZONA ALLIANCE FOR LIVABLE COMMUNITIES: COMMENTS
	Pg 156 - SHARED USE action item supports recreation growth.
	Pg 157 - urban ag and food access action items are good but no policies to ensure agriculture is preserved
OTHER COMMENTS	I like the plan for action at the end indicating which department is responsible. I feel like that has been lacking in other general plans so residents don't know who to contact to hold accountable and then nobody in the city/town 'owns' it